074.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,500 / 807,500
					USE VALUE:	807,500 / 807,500
					ASSESSED:	807,500 / 807,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMBARISH ROY
Owner 2:	KASHYAP SHUBHRA
Owner 3:	
Street 1:	59 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LABUTTI JASON N & GRETCHEN -
Owner 2:	-
Street 1:	59 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Wood Shingle Exterior and 1814 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9680.000	310,200		497,300	807,500
Total Card	0.222	310,200		497,300	807,500
Total Parcel	0.222	310,200		497,300	807,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.15 | /Parcel: 445.15

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 46738

GIS Ref

GIS Ref

Insp Date 02/18/09

!6197!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,200	0	9,680.	497,300	807,500		Year end	12/23/2021
2021	101	FV	301,100	0	9,680.	497,300	798,400		Year End Roll	12/10/2020
2020	101	FV	301,000	0	9,680.	497,300	798,300	798,300	Year End Roll	12/18/2019
2019	101	FV	255,300	0	9,680.	497,300	752,600	752,600	Year End Roll	1/3/2019
2018	101	FV	255,300	0	9,680.	426,200	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	255,300	0	9,680.	397,800	653,100	653,100	Year End Roll	1/3/2017
2016	101	FV	255,300	0	9,680.	341,000	596,300	596,300	Year End	1/4/2016
2015	101	FV	245,200	0	9,680.	305,500	550,700	550,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:29:14

LAST REV

Date	Time
06/08/21	11:18:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LABUTTI JASON N	70872-590		4/13/2018		781,000	No	No		
TAINTER EDWARD	59293-484		6/14/2012		525,000	No	No		
	10597-406		7/31/1964			No	No		Diane Tainter dod 11/28/2011

USER DEFINED

Prior Id # 1:	46738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2018	410	Redo Bat	36,860	C				
10/2/2015	1487	Solar Pa	1,092					
10/2/2014	1301	Redo Kit	49,780					
3/28/2013	429	Manual	25,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
5/23/2013	Info Fm Prmt	EMK	Ellen K
9/15/2012	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277						497,300	

Total AC/HA:	0.22222	Total SF/SM:	9680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,277	Spl Credit		Total:	497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32567573
Const Adj.:	1.00999999
Adj $ / SQ:	174.061
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449595
Depreciation:	139374
Depreciated Total:	310220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

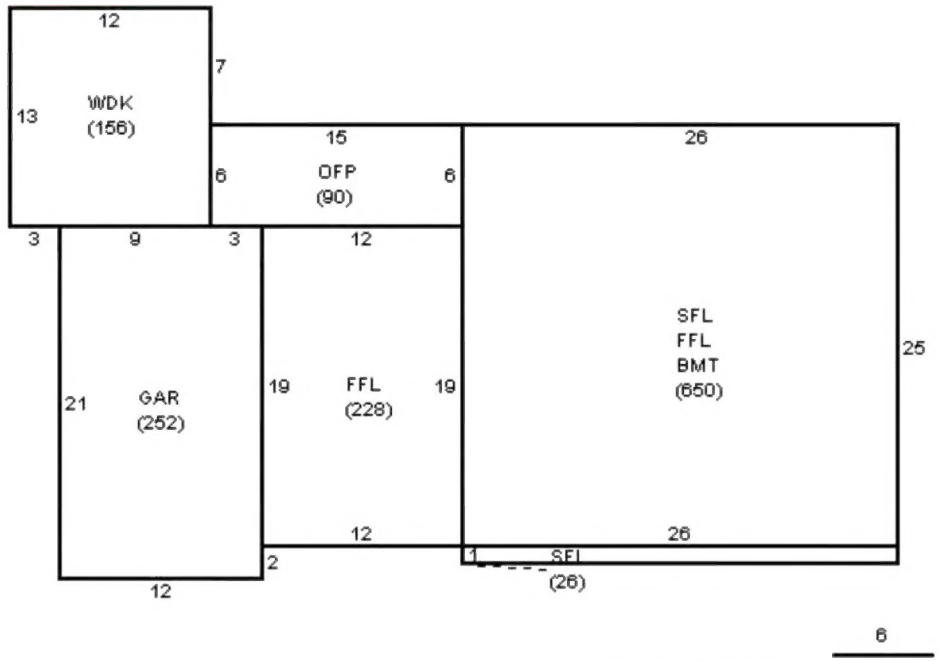
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.47
Special Features:	0	Val/Su Net:	114.80
Final Total:	310200	Val/Su SzAd	199.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	174.060	152,826
SFL	Second Floor	676	174.060	117,665
BMT	Basement	650	65.800	42,767
GAR	Garage	252	25.170	6,343
WDK	Deck	156	12.530	1,955
OFP	Open Porch	90	35.180	3,166

Net Sketched Area:	2,702			Total:	324,722
Size Ad	1554	Gross Area	2702	FinArea	1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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